



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@graffon-ma.gov
www.graffon-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA
2020 JUN -4 AM 9:17

APPLICATION FOR SITE PLAN APPROVAL

Application No. SPA 2020-01

APPLICANT NAME: CIL REACTY OF MASSACHUSETTS

STREET 157 CHARTER OAK AVE CITY/TOWN HARTFORD

STATE CT ZIP 06106 TELEPHONE (508) 669-6096

PROPERTY OWNER NAME: CIL REACTY OF MASSACHUSETTS

STREET 157 CHARTER OAK AVE CITY/TOWN HARTFORD

STATE CT ZIP 06106 TELEPHONE (508) 669-6096

Deed recorded in the Worcester District Registry of Deeds Book 61339 Page 356

CONTACT PERSON'S NAME: JAMES TETREAULT, PE OF THOMPSON-LISTON ASSOC

TELEPHONE (508) 869-6151

SITE INFORMATION:

STREET AND NUMBER LOT 3 AT 80 SNOW ROAD

ZONING DISTRICT R20 ASSESSOR'S MAP 28 LOT #(S) 66

LOT SIZE 38,816 FRONTAGE 125.00'

CURRENT USE UNDEVELOPED

PLAN INFORMATION:

PLAN TITLE SITE PLAN OF LAND AT 80 SNOW ROAD

PREPARED BY THOMPSON-LISTON ASSOCIATES, INC

DATE PREPARED MARCH 9, 2020 REVISION DATE APRIL 22, 2020

Describe proposed changes / additions: THE APPLICANT PROPOSES TO CONSTRUCT A DUPLEX ON THIS LOT.

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature [Signature]

Date: 4/29/20

Property Owner's Signature (if not Applicant) _____

Date: _____

RECEIVED

May 18, 2020

Planning Board
Grafton, MA

Exhibit 1



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
www.grafton-ma.gov

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input checked="" type="checkbox"/> Building - Inspection(s)	_____	<input checked="" type="checkbox"/>	<input type="checkbox"/> Septic System	_____	_____
<input checked="" type="checkbox"/> Building - Electric	_____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Conservation	_____	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Building - Plumbing	_____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Planning	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

ONE SIX THREE, LLC

Petitioner Name

ONE SIX THREE, LLC

Property Owner / Company Name

20 CHILD STREET, APT. 1109

Petitioner Address

80 SNOW ROAD

Property Address

CAMBRIDGE, MA 02141

City, State, Zip

Grafton, MA

City, State, Zip

JAMES TETREULT, AGENT (508) 869-6151

Phone

Date:	Current	Delinquent	N/A
Real Estate	<input checked="" type="checkbox"/>		
Personal Property			<input checked="" type="checkbox"/>
Motor Vehicle Excise			<input checked="" type="checkbox"/>
Disposal			<input checked="" type="checkbox"/>
General Billing			<input checked="" type="checkbox"/>

Beth Schrottman

Treasurer / Collector Name (please print)

Beth Schrottman

Treasurer / Collector Signature

3/9/2020

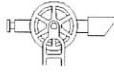
Date

80 snow KC.

5/15/2020 Cert. Tie d
Mary M. John

ID	Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Owner County	Total Value	Land Value	Last Sale Date	Last Sale Price	Last Sale Price	Last Sale Price	Page
028.0-000181	SNOW	ATCHUE	ATCHUE HELEN	81 SNOW	N GRAFTON	MA	01536-171		\$399000	\$175700	8/12/1968	\$0	4874	281	
028.0-000183	SNOW	BRADSHAW		83 SNOW	N GRAFTON	MA	1536		\$355300	\$136400	7/9/2014	\$287000	52531	36	
028.0-000120	KAYE	BROUSSEAU	DWAYNE W	20 KAYE	N GRAFTON	MA	01536-170		\$360600	\$139700	6/17/2002	\$100	26798	96	
028.0-000184	SNOW	HOLDSWORTH	KATHLEEN	84 SNOW	N GRAFTON	MA	1536		\$348900	\$140400	10/29/1993	\$112000	15710	41	
028.0-00013	GREAN	SIKORA A	SIKORA DEBRA J	3 GREAN	N GRAFTON	MA	1536		\$394500	\$144100	8/11/1995	\$175000	17237	108	
028.0-00015	GREAN	SULLIVAN	DAYNE LISA R	5 GREAN	N GRAFTON	MA	1536		\$342700	\$147100	2/15/2000	\$228000	22316	123	
028.0-00017	GREAN	DERRY M	DERRY REBECCA J	7 GREAN	N GRAFTON	MA	1536		\$403700	\$136400	11/25/2014	\$100	53077	292	
028.0-00019	GREAN	BARDSLEY		9 GREAN	N GRAFTON	MA	1536		\$361300	\$136500	10/11/2002	\$100	27734	378	
028.0-00015	TRACY	SIEFERT I		5 TRACY	N GRAFTON	MA	1536		\$358800	\$140100	6/14/2016	\$380000	55476	64	
028.0-000110	GREAN	REMILLARD	MICHELLE M	10 GREAN	N GRAFTON	MA	1536		\$373100	\$143300	8/18/2006	\$405000	39605	159	
028.0-00018	GREAN	CATON C	CATON BARBARA A	8 GREAN	N GRAFTON	MA	1536		\$341800	\$141900	10/30/1993	\$174500	17428	317	
028.0-00016	GREAN	BURTON	BURTON SUSAN R	6 GREAN	N GRAFTON	MA	1536		\$350700	\$148000	9/14/2007	\$380000	41798	64	
028.0-00014	GREAN	PUESCHE		4 GREAN	N GRAFTON	MA	1536		\$355300	\$140800	6/15/2012	\$1	49129	91	
028.0-00012	GREAN	WALTERS	MARION J	2 GREAN	N GRAFTON	MA	1536		\$375400	\$141800	11/19/1993	\$169900	14725	71	
037.0-000141	SNOW	MASS CO DIVISION OF FISHERIES AND		100 CAME	BOSTON	MA	2202		\$53100	\$53100	2/20/1991	\$1	0	0	
037.0-000139	SNOW	GRAFTON		30 PROVIL	GRAFTON	MA	01519-118		\$117800	\$117800	11/19/1993	\$100	13107	150	
037.0-00016	TRACY	VOGELSONG	VICKIE L	6 TRACY	N GRAFTON	MA	1536		\$416100	\$137300	8/30/1996	\$182700	18216	275	
037.0-00014	TRACY	OLDROYD	LINDA I	4 TRACY	N GRAFTON	MA	1536		\$409200	\$136800	9/27/1994	\$177066	16596	361	
037.0-00012	TRACY	BOUCHEF		2 TRACY	N GRAFTON	MA	1536		\$421800	\$162100	8/5/2016	\$364900	55763	83	
037.0-00011	TRACY	KELLY BA	KELLY SHAUN M	1 TRACY	N GRAFTON	MA	1536		\$387600	\$147900	7/15/1994	\$171900	16436	145	
037.0-00013	TRACY	GRADY TI	GRADY TRACY	3 TRACY	N GRAFTON	MA	1536		\$378700	\$142800	4/28/2016	\$378000	55250	45	
028.0-000180	SNOW	NGO	HAN	71 EAST	N GRAFTON	MA	1536		\$148200	\$148200	5/19/2017	\$100	57139	228	

THOMPSON-LISTON
ASSOCIATES, INC.



Professional Engineers Professional Land Surveyors

Erosion Control Specialists

51 Main Street, Post Office Box 570
Grafton, Massachusetts 01505-0570
Telephone 508-569-6151 FAX 508-569-6542
www.thompsonliston.com

May 15, 2020

David Robbins, Chairman
Grafton Planning Board
30 Providence Road
Grafton, Massachusetts 01519

Re: Site Plan Approval application for
Lot 3 at 80 Snow Road, Grafton, Massachusetts
Assessor's map 28 parcel 66

Dear Mr. Robbins:

Enclosed is an application for Site Plan Approval for the construction of a duplex on this lot. This application is required because the property is located in the R20 zoning district and, in that district, a Special Permit not a use by right. Any development that is not a use by right requires an application for Site Plan Approval.

Lot 3 is located on the easterly side of Snow Road and was created by the ANR plan signed by the Board on 26 August 2019 and recorded at the Worcester District Registry of Deeds at Plan Book 944 Plan 98. It is part of the parcel shown on Grafton Assessor map 28 as parcel 66.

This lot has not been previously developed. The applicant, One Six Three, LLC proposes to construct a duplex or two family home on this lot. A driveway will be installed and the lot will be graded and landscaped. Water service will be from the Grafton Water District main in Snow Road. Sanitary sewer service will be via a discharge to the existing main at the corner of Snow Road and Greany Drive through a sewer easement across Lot 2.

Pursuant to the requirements of the Grafton Stormwater Management Bylaw, the applicant will install a Vortsentry catch basin and create an infiltration structure in order to ensure that the peak rate of flow of runoff to abutting properties does not increase.

There is an existing pond with an associated wetland on the opposite, westerly side of Snow Road but that pond is 180 feet from the nearest side line of Lot 2. No work is proposed in a wetland buffer zone. There are no FEMA flood zones on this site.

We believe this construction and the use of the site will meet the performance standards of section 4.1 of the Zoning Bylaw. We are requesting some waivers from the standards of Site Plan Approval applications due to the limited scope of the project making some submittals such as a traffic report inapplicable.

Included in this filing are the following documents:

- 7 copies of the signed Site Plan Approval application
- A check in the amount of the \$100 application fee
- A check in the amount of the \$168 legal advertising fee
- 7 copies of a project description
- 7 copies of a list of requested waivers
- 7 copies of a certified abutters list dated 24 February 2020
- 7 copies of a Certificate of Good Standing
- 7 copies of the deed to this property
- 7 copies of the engineer's statement regarding the performance standards
- 7 copies of the logs of the deep observation holes excavated on site
- Four full sized copies of the Site Plan of Land at 80 Snow Road dated 13 May 2020
- Seven 11"x17" copies of the Site Plan of Land at 80 Snow Road dated 13 May 2020
- Two copies of a Drainage Report dated 8 April 2020
- Two copies each of Predevelopment and Postdevelopment Drainage Area Plans dated 8 April 2020
- Abutter notification envelopes as required in the Town's regulations

On behalf of the applicant, I ask that the Board please schedule a hearing to discuss this matter and thank you, in advance, for your time and consideration.

Sincerely,

Thompson-Liston Associates, Inc..



James Tetreault, PE

Enclosures

Cc: CIL Realty of Massachusetts, Inc.

Project Description
for
Lot 3 at 80 Snow Road
Proposed two family home construction

May 13, 2020

Project Description

The project is the development of a 38,816 square foot lot on the easterly side of Snow Road located between Greany Drive and Tracy Ann Drive. The site has not been developed previously. It is located in the medium density R20 zoning district.

The applicant, CIL Realty of Massachusetts, Inc., proposes to construct a duplex on this property.

A duplex is not an allowed use by right in this zoning district thus an application for Site Plan Approval is required. The surrounding neighborhood has a mix of home sizes and price, some more modest, some more expensive. There is a duplex nearby on East Street and the proposed construction will not be out of place in this area. The proposed structure will meet all zoning setback requirements.

The proposed duplex will be served by connection to the Grafton Water District main in Snow Road and by sanitary sewer service connection to the municipal sanitary sewer at the corner of Snow Road and Greany Drive via a sewer easement across Lot 2.

In order to comply with the Grafton Stormwater Management Bylaw regulations, the applicant will install a Vortsentry catch basin beside the proposed driveway. Stormwater runoff captured by that catch basin and from the structure's roof will be directed to an infiltration structure located on the southerly side of the proposed driveway.

This infiltration structure will cover an area of 1,624 square feet and will be filled 5.5 feet deep with stone. Within that stone will be 56 Cultec model 902 stormwater chambers to create storage capacity. The size of this structure is such that it will have no outflow in the 2 or 10 year return frequency storm events. It will only begin to have outflow in the 25 year storm. Three 8 inch hdpe outlet pipes will discharge some flow to the abutting railroad property in the 100 year storm. The effect of this structure is to keep the flow to Snow Road and the Grafton & Upton railroad property less than the predevelopment flow after this duplex has been built.

The proposed driveway serving this duplex will have a maximum grade of 4% and will be 12 feet wide for most of its length but wider at the duplex and with pavement roundings as it reaches Snow Road.

No additional lighting is proposed and landscaping will be typical lawn cover with some plantings of shrubs.



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
www.grafton-ma.gov

PLANNING BOARD

WAIVER REQUEST FORM

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

☐ A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

[Click here to enter text.](#)

☐ (1.) Name and address of the person(s) submitting the application;

[Click here to enter text.](#)

☐ (2.) Name and address of the owner(s) of the subject property(ies), if different;

[Click here to enter text.](#)

☐ (3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

[Click here to enter text.](#)

☐ (4.) Proposed use(s) of the land;

[Click here to enter text.](#)

☐ (5.) Proposed use(s) of existing buildings, if any;

[Click here to enter text.](#)

☐ (6.) Description and proposed use(s) of the proposed building(s), if any;

[Click here to enter text.](#)

☐ (7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

[Click here to enter text.](#)

☐ (8.) Locus Map (scale of 1"=1,000') and north arrow;

[Click here to enter text.](#)

☐ (9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

[Click here to enter text.](#)

☐ (10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

[Click here to enter text.](#)

☐ (11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

☐ (12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

☐ (13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

[Click here to enter text.](#)

☐ (14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

Click here to enter text.

☐ (15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

Click here to enter text.

☒ (16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable; NOT APPLICABLE TO CONSTRUCTION OF ONE DUPLEX.

Click here to enter text.

☐ (17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

Click here to enter text.

☐ (18.) Driveways and driveway openings/entrances;

Click here to enter text.

☒ (19.) Parking and loading spaces; NOT REALLY APPLICABLE TO A PROPOSED DUPLEX.

Click here to enter text.

☒ (20.) Service areas and all facilities for screening;

Click here to enter text.

NOT APPLICABLE TO THIS PROJECT

☒ (21.) Landscaping;

Click here to enter text.

LANDSCAPING WILL CONSIST OF LAWN

☒ (22.) Lighting;

Click here to enter text.

NOT APPLICABLE TO THIS PROJECT

☒ (23.) Proposed signs (business, traffic, etc.); NOT APPLICABLE TO THIS PROJECT

Click here to enter text.

☐ (24.) Sewage, refuse and other waste disposal;

Click here to enter text.

☐ (25.) Stormwater management facilities (drainage);

Click here to enter text.

☐ (26.) All structures and buildings associated with the proposed and existing use(s) on the property;

Click here to enter text.

☐ (27.) Exterior storage areas and fences;

Click here to enter text.

☐ (28.) Utilities and their exterior appurtenances (e.g., fire connections);

Click here to enter text.

☐ (29.) Provisions for dust and erosion control;

Click here to enter text.

☐ (30.) Any existing vegetation;

Click here to enter text.

☐ Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

Click here to enter text.

☒ Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

Click here to enter text.

TOTAL EARTH MOVING INCLUDING CUTTING MATERIAL BEHIND THE PROPOSED DUPLEX AND FILLING IN THE FRONT WILL BE LESS THAN 1,000 CUBIC YARDS.

☐ Written statements from the following:

Click here to enter text.

☐ (1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

Click here to enter text.

☐ (2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

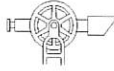
Click here to enter text.

☒ Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

Click here to enter text.

THOMPSON-LISTON
ASSOCIATES, INC.



Professional Engineers Professional Land Surveyors

Erosion Control Specialists

51 Main Street, Post Office Box 570
Boylston, Massachusetts 01505-0570
Telephone 508-569-6151 FAX 508-569-6342
www.thompsonliston.com

May 15, 2020

David Robbins, Chairman
Grafton Planning Board
30 Providence Road
Grafton, Massachusetts 01519

Re: Site Plan Approval application for
Lot 3 at 80 Snow Road, Grafton, Massachusetts
Assessor's map 28 parcel 66

Dear Mr. Robbins:

Pursuant to the requirements for filing an application for Site Plan Approval I want to state that the proposed project, the construction of a single duplex, will comply with the standards of section 4.1 of the Zoning Bylaw, the performance standards for new development in Grafton.

Sincerely,

Thompson-Liston Associates, Inc..

James Tetreault, PE

Cc: CIL Realty of Massachusetts